

REPORT TO THE HEARING EXAMINER

A. SUMMARY AND PURPOSE OF REQUEST

HEARING DATE: December 30, 2014

Project Name: Renton Sunset Terrace Redevelopment Master Site Plan

Owner/Applicant: City of Renton; Renton Housing Authority; Sunset Terrace Development LLC

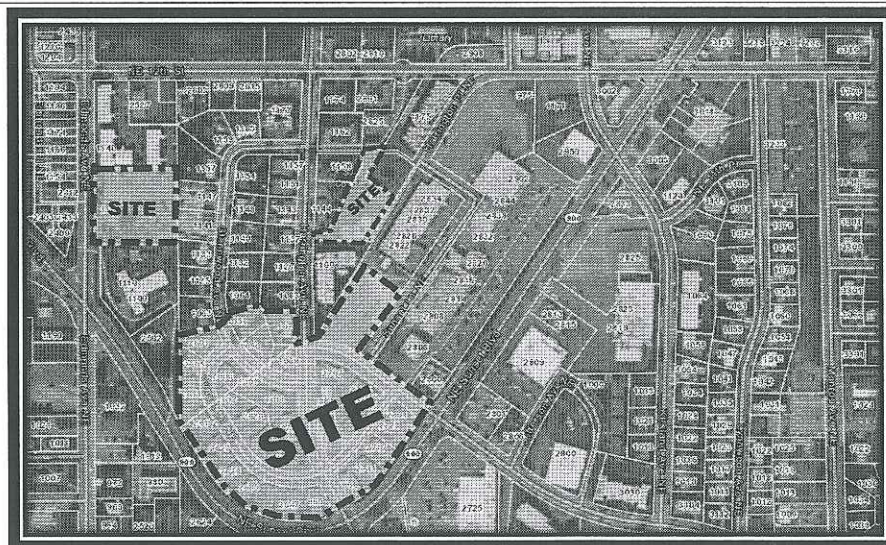
File Number: LUA 14-001475, SA-M, CUP

Project Manager: Rocale Timmons, Senior Planner

Project Summary: The City of Renton, along with the Renton Housing Authority (RHA), King County Library System, Colipitts Development, and community partners, is redeveloping the Sunset Terrace public housing community, an approximately 15.28-acre site within the larger Sunset Area Community Neighborhood in northeast Renton. Redevelopment of this area envisions Sunset Terrace as a mixed-use, mixed-income community anchored by a new public library and a new park. Mixed-use sites will have both market rate and affordable rental housing in multi-story, multi-family townhomes and apartments, along with commercial and retail space. Proposed residential land includes apartments and attached townhomes that are generally between two and four stories in height, extending to five and six stories along SR 900, which will provide 722 total dwelling units. Proposed commercial space would equal between 19,500-59,000 square feet, with 15,000 square feet consisting of a newly relocated Renton Highlands Library (this use has already been permitted and is under construction), and the rest consisting of retail or office space depending on market needs.

Project Location: Located in northeast Renton, the Sunset Terrace community is generally bounded by Sunset Blvd NE on the south that forms a "U-shaped" border, Glenwood Avenue NE and NE 10th Street on the north; Harrington Avenue NE bisects the area.

Site Area: Approx. 15.28 ac



Project Location Map

B. EXHIBITS:

- Exhibit 1: HEX Report
- Exhibit 2: Renton Sunset Area Reevaluation and Addendum, dated December 2014
Including: Attachments 1-21
- Exhibit 3: Master Site Plan Map
- Exhibit 4: Final EIS
- Exhibit 5: Record of Decision
- Exhibit 6: Planned Action Ordinance #5740
- Exhibit 7: Mitigation Measures
- Exhibit 8: Traffic Analysis
- Exhibit 9: ERC Report, dated December 8, 2014
- Exhibit 10: Sunset Planned Action Area Map
- Exhibit 11: Proof of Notice of Application Mailing
- Exhibit 12: Street Reclassification Map
- Exhibit 13: Water Main improvements Layout
- Exhibit 14: Sunset Area Surface Water Master Plan
- Exhibit 15: Massing Study

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** City of Renton;
Renton Housing Authority;
Sunset Terrace Development LLC
- 2. **Zoning Classification:** Center Villiage (CV) and Residential -14 (R-14)
- 3. **Comprehensive Plan Land Use Designation:** Center Village (CV)
- 4. **Existing Site Use:** Multi-Family Residential, Public Library, Vacant
- 5. **Neighborhood Characteristics:**
 - a. **North:** Multi-Family Residential (R-14 and CV zone)
 - b. **East:** Multi-Family Residential and Commercial (CV zone)
 - c. **South:** Sunset Blvd NE/SR 900
 - d. **West:** Multi-Family Residential (R-10 and CV zone)
- 6. **Site Area:** 15.28 ac

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/2004
Zoning	N/A	5100	11/01/2004

Annexation	N/A	1246	04/16/1946
Sunset Lane Street Vacation	VAC13-001	5693	09/09/2013
LLA	LUA13-001114	N/A	10/10/2013
Sunset Area Planned Action EIS	LUA10-052	N/A	06/06/2011
Highlands Library	LUA13-001720	N/A	03/04/2014
Planned Action Ordinance	N/A	5740	12/8/2014

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: Sewer service is provided by the City of Renton.
- b. Sewer: Sewer service is provided by the City of Renton.
- c. Surface/Storm Water: There are storm drainage improvements in NE 10th St, Sunset Lane NE and Harrington Ave NE.

2. Streets: There are partial street improvements along the frontages of the site.

3. Fire Protection: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110A: Residential Development Standards
- d. Section 4-2-120A: Commercial Development Standards

2. Chapter 3 Environmental Regulations

- a. Section 4-3-100: Urban Design Regulations

3. Chapter 4 Property Development Standards

4. Chapter 6 Streets and Utility Standards

5. Chapter 9 Procedures and Review Criteria

- a. Section 4-9-030: Conditional Use Permit
- b. Section 4-9-200: Site Plan Review

6. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element
2. Community Design Element

H. FINDINGS OF FACT:

1. The City of Renton, along with the Renton Housing Authority (RHA), King County Library System, and Colpitts Development, and community partners, is redeveloping the Sunset Terrace public housing

community, an approximately 15-acre site within the larger Sunset Area Community Neighborhood in northeast Renton.

2. Constructed in 1959, Sunset Terrace is the oldest multifamily public housing complex directly managed by RHA. It contained more than 110 dwelling units within 27 buildings.
3. The Sunset Terrace public housing community is generally bounded by Sunset Lane NE and Glenwood Avenue NE on the north, NE 10th Street on the east, NE Sunset Boulevard (State Route [SR] 900) on the south, and Edmonds Avenue NE on the west. RHA owns additional vacant and residential land along Edmonds Avenue NE, Glenwood Avenue NE, Harrington Ave NE, Kirkland Ave NE, and Sunset Lane NE, and the Authority plans to incorporate these additional properties into the Sunset Terrace redevelopment for housing and associated services.
4. In May 2011, the City of Renton completed a Record of Decision (ROD) in accordance with the National Environmental Policy Act (NEPA), and adopted a Planned Action Ordinance in accordance with the State Environmental Policy Act (SEPA) for redevelopment of the Sunset Terrace area. The NEPA/SEPA Final Environmental Impact Statement (FEIS) supporting both milestones was issued April 1, 2011 (Exhibit 4).
5. Since the original FEIS analysis, redevelopment efforts have continued, additional site planning has occurred, and some changes in the number and configuration of units are now proposed.
6. In total, 722 dwelling units are proposed on sites A through O and X. Approximately 675 of these units are proposed on Master Plan sites C through O. Additionally, there is a range of commercial space with a low end of 19,500 square feet consistent with more recent planning efforts, and an upper range of 59,000 square feet.

Site	Name	Status	Acres	Proposed Units	Total Units Reviewed in Reevaluation
A	Glennwood Townhomes	Constructed RHA	0.65	8	8
B	Kirkland Avenue Townhomes	Constructed RHA	0.77	18	18
C	Edmonds Apartments	Master Site Plan	1.7	99	112
D	Sunset Terrace Apartments	Master Site Plan	0.51	41	54
E	Sunset Park West Townhomes	Master Site Plan	0.55	10	10
F	Sunset Court Townhomes	Master Site Plan	0.88	15	15
G	Sunset Park East (Piha) Townhomes & Apts	Master Site Plan	1.09	56	57
H	Sunset Terrace Dev. Building A	Master Site Plan	0.56	111	117
I	Sunset Terrace Dev. Building B	Master Site Plan	1.18	188	196
J	Sunset Terrace Dev. Building C	Master Site Plan	0.74	104	110
K	Renton Highlands Library	Master Site Plan	0.43		
L	Regional Stormwater Facility	Master Site Plan	See M		
M	Sunset Park	Master Site Plan	3.2		
N	Sunset Lane Loop Improvements	Master Site Plan	1.41		
O	NE 10th Street Extension Improvements	Master Site Plan	0.2		
X	Library Site (2013)	Future Development	1.41	25	25
Totals			15.28	675	722

7. Mixed-use sites will have both market rate and affordable rental housing in multi-story, multi-family townhomes and apartments, along with commercial and retail space. Defining features of the site plan include:
 - a. An expanded Sunset Neighborhood Park centrally located within the site.
 - b. A circular local road system that facilitates circulation around the park, connecting Sunset Lane, NE 10th, and the southern end of Glenwood Ave NE.
 - c. Compatibility with future multimodal SR 900 improvements.
 - d. Mixed-use development with residential and commercial uses including retail space and a library.
 - e. A Library situated at the corner of NE 10th and Sunset Blvd NE across from the proposed expanded park (LUA13-001720).
8. **Site C:** The RHA Edmonds Apartments site is approximately 1.7 acres within the CV zone. Proposed for the site is a four-story multi-family building, over one-story of structured parking, containing no more than 112 apartment units. The proposed building height is 50 feet and would orient towards Edmonds Ave NE, with a direct sidewalk connection
9. **Site D:** The RHA Sunset Terrace Apartments site is approximately 0.51 acres within the CV Zone. Proposed for the site is a five-story multi-family building containing no more than 54 apartment units. Units may be redistributed among Sites D and G provided the NEPA Reevaluation conclusions are maintained (Exhibit 2). The proposed building height is 60 feet and would orient towards Sunset Lane NE, with a direct sidewalk connection. Parking is anticipated to be under building.
10. **Site E:** The RHA Sunset Park West Townhomes site is approximately 0.55 acres and is zoned Residential-14. The proposed development consists of two, three-story, multi-family residential buildings with associated garage parking. These buildings contain eight apartment and ten townhome dwelling units for a total of 18 units.
11. **Site F:** The RHA Sunset Court Townhomes site is approximately 0.88 acres and is zoned CV. The proposed development consists of two, two-story, multi-family residential buildings with associated surface parking. These buildings contain ten townhome dwelling units. The proposed building height is 30 feet.
12. **Site G:** The RHA Sunset Park Townhomes East (Piha) site is approximately 1.09 acres in size and zoned CV. The proposed development consists of three multi-story, multi-family residential buildings with a below grade parking structure. Future plans include 3 buildings containing a total of 57 multi-family units with a mix of 1, 2, and 3-bedroom units. Units may be redistributed among Sites D and G provided the NEPA Reevaluation conclusions are maintained (Exhibit 2). The buildings range in height from 2 to 4 stories, and the overall proposed building height is 48 feet. Proposed off-site improvements include a new sidewalk along Sunset Lane NE.
13. **Site H:** The Colpitts Sunset Terrace Dev. Building A site is approximately 0.99 acres and is located within the CV zone. A six-story, 68-foot tall, mixed-use building with associated structured parking is proposed for the site. The building would contain a total of 117 residential units and about 19,500 square feet of commercial space including a 15,000 square foot King County Library facility (LUA13-001720). Units between sites H, I, and J may be redistributed at the time of Site Plan Review.
14. **Site I:** The Colpitts Sunset Terrace Dev. Building B site is approximately 1.18 acres and is located within the CV Zone. A six-story, 62-foot tall, multi-family project with associated structured parking is proposed for the site. The building would contain a total of 196 residential units. Units between sites H, I, and J may be redistributed at the time of Site Plan Review. Vehicular access to structured parking

on the site would be provided at multiple points along Sunset Lane NE. Pedestrian access to a residential lobby would also occur from Sunset Lane NE.

15. **Site J:** The Colpitts Sunset Terrace Dev. Building C site is approximately 0.74 acres and is located within the CV zone. A five-story multi-family project with associated structured parking is proposed for the site. The building would contain a total of approximately 110 residential units. Units between sites H, I, and J may be redistributed at the time of Site Plan Review.
16. A Demolition and Disposition Permits have been granted by the US Department of Housing and Urban Development for all of the existing public housing.
17. A Reevaluation, consistent with applicable National Environmental Policy Act (NEPA) regulations, combined with a SEPA Addendum, was prepared to evaluate the changes in the Master Site Plan. The Reevaluation/Addendum, dated December 8, 2014, concluded that there were no new or different impacts and that the conclusions of the EIS are still valid (Exhibit 2).
18. The site is located within Zone 2 of the Aquifer protection Area. There are no other critical areas located on site.
19. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
20. The applicants have requested Master Site Plan Review. The following table contains project elements intended to comply with Site Plan Review decision criteria, as outlined in RMC 4-9-200.E:

MASTER SITE PLAN REVIEW CRITERIA:	
a. COMPREHENSIVE PLAN COMPLIANCE AND CONSISTENCY:	
The site is designated Center Village on the Comprehensive Plan Land Use Map. The purpose of the CV designation is to provide an opportunity for redevelopment as close-in urban mixed-use residential and commercial areas that are pedestrian-oriented. These areas are anticipated to provide medium to high-density residential development and a wide range of commercial activities serving citywide and sub-regional markets.	
✓	Policy LU-243. Encourage uses in Center Villages that serve a sub-regional or citywide market as well as the surrounding neighborhoods. <i>Staff Comment: The Master Plan promotes a mixed use redevelopment with open space and civic amenities. The Master Plan would advance the City's Center Village concept in the Comprehensive Plan and zoning code. It would serve as an incentive for other redevelopment opportunities near the study area. Anticipated growth would help the City meet its 2031 housing and employment targets. It would also serve to fulfill the Sunset Area Community Investment Strategy.</i>
✓	Policy LU-244. Encourage more urban style design and intensity of development (e.g. building height, bulk, landscaping, parking) within Center Villages than with land uses outside the Centers. <i>Staff Comment: See comment above.</i>
✓	Policy LU-248. Provide community scale office and service uses. <i>Staff Comment: See comment above.</i>
✓	Policy CD-36. Developments within Commercial and Centers land use designations should have a combination of internal and external site design features, such as:

	<ol style="list-style-type: none"> 1) Public plazas; 2) Prominent architectural features; 3) Public access to natural features or views; 4) Distinctive focal features; 5) Indication of the function as a gateway, if appropriate; 6) Structured parking; and 7) Other features meeting the spirit and intent of the land use designation. <p><u>Staff Comment:</u> See comment above.</p>
✓	<p>Policy CD-39. Ensure quality development by supporting site plans and plats that incorporate quality building, development, and landscaping standards that reflect unity of design and create a distinct sense of place.</p> <p><u>Staff Comment:</u> See comment above.</p>
<p>b. ZONING COMPLIANCE AND CONSISTENCY:</p> <p>The subject site is classified Center Village (CV) and Residential-14 (R-14) on the City of Renton Zoning Map. The purpose of the CV zone is to provide an opportunity for concentrated mixed-use residential and commercial redevelopment designed to urban rather than suburban development standards that supports transit-oriented development and pedestrian activity. Use allowances promote commercial and retail development opportunities for residents to shop locally. The purpose of the R-14 zone is to encourage development, and redevelopment, of residential neighborhoods that provide a mix of detached and attached dwelling structures organized and designed to combine characteristics of both typical single family and small-scale multi-family developments. RMC 4-2-120A provides development standards for development within the CV zoning classification and RMC 4-2-110A provide development standards for development within the R-14 zoning classification. The following are applicable to the proposal:</p>	
<p>Lot Dimensions: Per RMC 4-2-110A there is no minimum lot size in the R-14 zone. Per RMC 4-2-120A the minimum lot size, in the CV zone, is 25,000 square feet.</p> <p><u>Staff Comment:</u> A best fit CAD base map was used for the Master Site Plan; however additional field review/survey of rights of way and boundaries, at the time of detailed Site Plan Review applications would be needed.</p> <p>Parcel acres for properties along Sunset Blvd NE/ SR 900 assume dedication of ROW per the 2011 SR 900 Conceptual Plan and 0 feet front yard setback. Lot depths are 125 feet east of Harrington Avenue NE consistent with the VEER site plan for Lots 9/10, and 130 west of Harrington Avenue NE to allow for sufficient depths of buildings that have underbuilding parking, odd geometries and a small setback from Sunset Lane NE.</p>	
<p>Lot Coverage: Per RMC 4-2-110A the R-14 zoning designation does not have a maximum building coverage. Per RMC 4-2-120A the allowed lot coverage is 65 percent of the total lot area or 75% if parking is provided within the building or within an on-site parking garage for proposals within the CV classification.</p> <p><u>Staff Comment:</u> Based on preliminary analysis of individual conceptual site plans prepared by property owners (which are not under formal consideration at this stage), it appears to achieve the development goals including structured parking. All sites meet lot coverage standards collectively, but Sites D, H/K, I and J exceed the standard individually. However, collectively, with the Park site the CV zone sites, master plan sites do meet the CV zone requirements, and are consistent with the</p>	

overall Master Plan approach. Site E is not subject to a lot coverage requirement, but meets the maximum impervious coverage with only 25% in coverage.

Density: Per RMC 4-2-110A the allowed density range in the R-14 zoning classification is a minimum of 10 dwelling units per net acre (du/ac) up to a maximum of 14 du/ac. Up to 18 du/ac is allowed pursuant to RMC4-9-065. Per RMC 4-2-120A the allowed density range in the CV zoning classification is a minimum of 20 dwelling units per net acre (du/ac) up to a maximum of 80 du/ac. Net density is calculated after public rights-of-way, private access easements, and critical areas are deducted from the gross acreage of the site.

Staff Comment: Many sites in the Sunset Terrace Redevelopment Area propose higher densities above the maximum density currently allowed in their associated zone. Viewed in context of the overall Sunset Terrace Site, which since 2011 has been planned comprehensively as a coordinated mixed use redevelopment project with park amenities, the density would equal about 65 units per acre, less than the 80 units per acre maximum allowed in the Center Village zone.

- **Site C:** The proposed density for the RHA Edmonds Apartments is 66 dwelling units which is within the allowable density range of the CV zone.
- **Site D:** The proposed density for the RHA Sunset Terrace Apartments is 106.8 dwelling units per acre which exceeds the maximum density range for the CV zone.
- **Site E:** The proposed density for the RHA Sunset Park West Townhomes is 18.3 dwelling units per acre. This is 0.3 units over the maximum allowed density of 18 dwelling units per acre in the R-14 zone. However the definition of net density in RMC Chapter 4-11 allows the City to round down when fractional density numbers are less than 0.5.
- **Site F:** The proposed density for the RHA Sunset Court Townhomes is 20 dwelling units per acre which is within the allowable range for the CV zone.
- **Site G:** The proposed density for the RHA Sunset Park East (Piha) Townhomes and Apartments is 52.2 dwelling units per acre which is within the allowable density range of the CV zone.
- **Site H:** The proposed density for the Colpitts Building A is 118.2 dwelling units per acre which exceeds the maximum density range for the CV zone.
- **Site I:** The proposed density for the Colpitts Building B is 166.0 dwelling units per acre which exceeds the maximum density range for the CV zone.
- **Site J:** The proposed density for the Colpitts Building C is 148.3 dwelling units per acre which exceeds the maximum density range for the CV zone.

Colpitts Buildings A, B, and C are proposed to exceed the density determined by the size of their individual sites. Given the Public Park will not be developed with residential units there are opportunities to transfer underutilized density off of the park to the proposed Colpitts Buildings A, B, and C. The City has determined a density transfer agreement would be the most appropriate mechanism to transfer the unused density from the park to the redevelopment sites.

City Staff have been working Colpitts in order to develop a methodology and framework for the needed density transfer including the cost per additional unit and how the funds obtained will be allocated. Staff recommends as a condition of approval, that a Development/Density Transfer Agreement shall be executed by the City and Colpitts prior to detailed Site Plan Review approval for any phase of development which intends to utilize unused residential density from the proposed park acreage.

The RHA Sunset Terrace Apartments/Site D would also exceed the density determined by the size of its anticipated lot acreage. However, RHA Sunset Terrace Apartments would be likely be utilizing

unused density from other RHA owned properties (Sunset Court Park, Sunset Park East PIHA) therefore a density transfer agreement is not needed in this case.

Setbacks: Per RMC 4-2-120A the CV zoning classification requires a minimum front yard setback, and side yard setback along-a-street, of 10 feet which may be reduced to zero feet during the site plan development review process, provided blank walls are not located within the reduced setback. There is a maximum front yard setback of 15 feet. The CV zone has no rear or side yard setback at this location. Per RMC 4-2-110A the R-14 zoning classification requires a minimum front yard setback of 8 feet to the building, 5 feet to the porch, or 7 feet to a stoop. The minimum side yard setback is 4 feet for the unattached sides of the structure and 0 feet for the attached sides. The minimum rear yard setback is 12 feet, except when the rear yard is abutting a common open space, then 4 feet.

Staff Comment: Based on preliminary analysis of individual conceptual site plans prepared by property owners (which are not under formal consideration at this stage), they appear to achieve the development goals for setbacks. Compliance with setback standards will be reviewed during specific Site Plan Reviews.

Building Orientation: Per RMC 4-2-120A Commercial and civic uses shall provide entry features on all sides of a building facing a public right-of-way or parking lot.

Staff Comment: The library received a variance for a single public entry at the corner of Sunset Lane NE and NE 10th St (LUA13-001720). Compliance with building orientation standards will be reviewed during specific Site Plan Reviews for those additional phases which contain civic or commercial uses.

Landscaping: Per RMC 4-4-070 ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways or those projects with reduced setbacks.

Staff Comment: Compliance with landscaping standards will be reviewed during specific Site Plan Reviews for each phase. In general, landscaping in public spaces and on building sites will be employed to provide transitions between development and enhance the project's appearance.

Building Height: Per RMC 4-2-120A building height is restricted to 50 feet except 60 feet for mixed use (commercial and residential) in the same building.

Staff Comment: Colpitts Buildings A, B, C (Sites H, I, J) and Sunset Terrace Apartments (Site D) are inconsistent with maximum height limits of the CV zone in order to allow for a larger Sunset Park and viable developments. There is capacity to add commercial uses in the Master Plan should future applicants so choose. Should the proposals be revised to include commercial uses in some cases no height modification would be needed.

A Conditional Use Permit has been requested in order to ensure the overall intent of the CV zone and compatibility with surrounding development is upheld (see Finding 21, Conditional Use Permit Review Criteria). Compliance with the height standards for all other structures will be reviewed during specific Site Plan Reviews for each phase.

Parking: The parking regulations, RMC 4-4-080, require a specific number of off-street parking stalls be provided based on the square footage of the use.

Staff Comment: Compliance with parking standards will be reviewed during specific Site Plan Reviews for each phase. In general, the majority of parking spaces for the residential components will be accommodated primarily in below grade and partially below grade parking levels. Most of the proposed parking for individual sites are within the allowable range determined by RMC 4-4-080, except for Site 9/10, which needs an additional 6 parking spaces to meet the required minimum number of parking spaces. However, because the other sites propose parking spaces well over the required minimum number, there could be adequate parking for the Master Site Plan as a whole. A

Joint Parking Agreement could be developed prior to future site plan approval addressing any shared parking arrangements, provided parking is within 750 feet of the intended site (4-4-080(E)(3)).

Refuse and Recyclables: RMC 4-4-090 provides specific standards for refuse and recyclable deposit areas.

Staff Comment: Compliance with refuse and recycle standards will be reviewed during specific Site Plan Reviews for each phase.

Signs: RMC 4-4-100 provides specific standards for signs.

Staff Comment: Compliance with sign standards will be reviewed during specific Site Plan Reviews for each phase.

Critical Areas: The site is located in Zone 2 of the Aquifer Protection Area. There are no other critical areas located on-site.

c. DESIGN REGULATION COMPLIANCE AND CONSISTENCY: The Sunset Terrace Redevelopment Master Site Plan is required to comply with Renton residential and urban design standards.

The purpose of Residential Design and Open Space Standards (Renton Municipal Code 4-2-115) is to implement policies established in the Land Use and Community Design Elements of the Renton Comprehensive Plan, enhance quality of life by encouraging new residential development to produce beautiful neighborhoods of well-designed homes, and to mitigate the impacts of density for the neighborhood and the surrounding community. These standards would apply to Site E which is located within the R-14 zoning classification.

Urban Design Regulations (Renton Municipal Code 4-3-100) are established in accordance with and to implement policies established in the Land Use and Community Design Elements of the Renton Comprehensive Plan. These standards would apply to all other sites in the Master Plan, zoned Center Village (CV), with the exception of Site E.

Staff Comment: Based on preliminary analysis of conceptual elevations prepared by property owners (which are not under formal consideration at this stage), they appear to achieve the development goals including structured parking. Compliance with residential and urban design standards will be reviewed during specific Site Plan Reviews for each phase.

d. PLANNED ACTION ORDINANCE AND DEVELOPMENT AGREEMENT COMPLIANCE AND CONSISTENCY:

✓	The proposal is located within the Sunset Planned Action area identified in Exhibit 10.
✓	The proposed uses and activities are consistent with those described in the Planned Action EIS and Planned Action Qualifications.
✓	The proposal is within the Planned Action thresholds and other criteria of the Planned Action Qualifications.
✓	The proposal is consistent with the City of Renton Comprehensive Plan and applicable zoning regulations
✓	The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS.
✓	The proposal's impacts have been mitigated by application of the measures identified in Attachment B of Ordinance #5740, and other applicable City regulations, together with any modifications or variances or special permits that may be required.
✓	The proposal complies with all applicable local, state and/or federal laws and regulations,

	and the Environmental Review Committee determines that these constitute adequate mitigation.
✓	The proposal is not an essential public facility as defined by RCW.36.70A.200(1).
e. OFF SITE IMPACTS:	
<p>Structures: Restricting overscale structures and overconcentration of development on a particular portion of the site.</p> <p><i>Staff Comment:</i> See Finding 21, Conditional Use Permit Review Criteria.</p>	
<p>Circulation: Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.</p> <p><i>Staff Comment:</i> A loop circulation system using Sunset Lane NE allows for local serving traffic to access the multifamily and mixed use properties from the north. The street sections and onsite internal pathways are intended to create a pedestrian-friendly atmosphere with wide sidewalks and landscaping.</p>	
<p>Loading and Storage Areas: Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.</p> <p><i>Staff Comment:</i> All Master Plan sites are subject to the City's parking, loading, and storage area requirements. Screening and reducing views from surrounding properties will be considered during specific site plan reviews.</p>	
<p>Views: Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.</p> <p><i>Staff Comment:</i> The mixed use and multifamily buildings, particularly those fronting Sunset Blvd NE/SR 900 will provide for territorial views. Additionally, design regulations related to the height of proposed structures can be found in Finding 21, Conditional Use Permit Review Criteria.</p>	
<p>Landscaping: Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project.</p> <p><i>Staff Comment:</i> Landscaping in public spaces and on building sites will be employed to provide transitions between developments and enhance the project's appearance. This topic will be more specifically reviewed during Site Plan Review for each phase.</p>	
<p>Lighting: Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.</p> <p><i>Staff Comment:</i> This topic will be considered during specific Site Plan Reviews for each phase.</p>	
f. ON-SITE IMPACTS:	
<p>Structure Placement: Provisions for privacy and noise reduction by building placement, spacing and orientation.</p> <p><i>Staff Comment:</i> The Master Site Plan includes an arrangement of buildings around the Sunset Park to reduce noise. See also the NEPA Reevaluation and SEPA Addendum regarding noise (Exhibit 2).</p>	
<p>Structure Scale: Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs.</p> <p><i>Staff Comment:</i> Design regulations important for the Conditional Use Permit related to height and</p>	

scale can be found in Finding 21, Conditional Use Permit Review Criteria.

Natural Features: Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces.

Staff Comment: See the NEPA/SEPA Reevaluation and Addendum (Exhibit 2) regarding Impervious Surfaces demonstrating the Master Plan would maintain the range of impervious surfaces anticipated in the FEIS, April 2011.

Landscaping: Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements.

Staff Comment: Landscaping in public spaces and on building sites will be employed to provide transitions between development and enhance the project's appearance; this topic will be more specifically reviewed during Site Plan Review for each phase.

g. ACCESS:

Location and Consolidation: Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties.

Staff Comment: Most access will occur from the loop road, particularly Sunset Lane rather than Sunset Blvd NE/SR 900. The applicant is also proposing off-site street improvements along Sunset Lane NE and NE 10th St which include 8 and 12-foot wide sidewalks. The wide sidewalks would help to promote a walkable, pedestrian oriented, community and would provide linkages to Sunset Blvd NE, development, and the City. The proposal would promote safe and efficient circulation through the shared access point.

Internal Circulation: Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways.

Staff Comment: The Master Plan proposes a loop road system that creates a more logical and seamless road pattern than exists today. Pedestrian connections from the street to the buildings will be provided. A complete streets vision has been proposed for the area and would serve to guide improvements to streets within the area (Exhibit 12, Street Reclassification Map). Staff recommends, as a condition of approval, that all phases included in the Master Site Plan comply with the Sunset Area Street Classification Map, also known as Exhibit 12. Conceptual frontage improvements shall be required to be submitted at the time of Site Plan Review for each phase and are subject to approval by the Current Planning Project Manager and Plan Reviewer.

Loading and Delivery: Separating loading and delivery areas from parking and pedestrian areas.

Staff Comment: This topic will be reviewed with detailed Site Plan Review for each phase.

Transit and Bicycles: Providing transit, carpools and bicycle facilities and access. Per RMC 4-4-080F.11 0.5 bicycle the number of bicycle parking spaces shall be 10% of the number of required off-street parking spaces.

Staff Comment: This topic will be reviewed with detailed Site Plan Review for each phase.

Pedestrians: Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.

Staff Comment: This topic will be reviewed with detailed Site Plan Review for each phase.

h. OPEN SPACE: Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.

Staff Comment: Common open space would be provided by individual spaces. Common use spaces could have views to the west towards Lake Washington and the Olympic Mountains for all residents in proposed 5-6 story buildings. Private open space would most likely be provided through private decks or small yards.

However, at the time of Site Plan Review, the Director may approve modifications such as a percentage of units that may have alternative private open space standards if meeting the overall intent of design standards and other criteria at 4-3-100(F) and RMC 4-9-250(D) given Sunset Park has been increased in size compared to prior conceptual plans studied in the FEIS, April 2011. The future (approximate) three acre City park would provide both active and passive recreation opportunities for the Master Site Plan.

i. VIEWS AND PUBLIC ACCESS: When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines.

Staff Comment: The proposed structures would not block view corridors to shorelines or Mt. Rainier. The public access requirement is not applicable as the site is not adjacent to a shoreline. Territorial views may be available from upper floors particularly from buildings proposed for construction along Sunset Blvd NE/SR 900.

j. NATURAL SYSTEMS: Arranging project elements to protect existing natural systems where applicable.

Staff Comment: There are no natural systems located on site with the exception of drainage flows. There are no onsite critical areas. However, impervious surfaces and stormwater best management practices are important to the redevelopment. See the NEPA Reevaluation and SEPA Addendum regarding Impervious Surfaces (Exhibit 2). The Master Plan would result in impervious areas that are within the range of impervious surfaces anticipated in the FEIS, April 2011.

k. SERVICES AND INFRASTRUCTURE: Making available public services and facilities to accommodate the proposed use.

Police and Fire: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees. Impact fees will be discussed in detail as part of the Site Plan Review for each phase and assessed at the time of building permit application.

Parks and Recreation: The new park would be 3.2 acres in size. Proposed park components include a performance space, a child-friendly water feature, play area, picnic area, restroom building, fitness equipment, walking loop, integration of art, passive open space, plazas, and rain gardens.

Both the park and the regional storm water facility require maintenance access and load/unload areas. The maintenance access and load/unload zone will be located on the north side of the future park along (extended) NE 10th St. An internal walkway system will be incorporated into the park however a perimeter park sidewalk will not be included.

Water and Sewer: This topic will be reviewed with detailed Site Plan Review for each phase. A conceptual water main improvements layout for the proposed developments identified has been developed (Exhibit 13). The diagram updates the information contained in the Final EIS as amended in the NEPA/SEPA Reevaluation/Addendum, but is intended to meet City standards as described in the Final EIS.

The City will require 12-inch water mains in all new public streets (Harrington Ave NE, Sunset Lane NE, NE 10th Street, Glennwood Ave NE) to provide the estimated fire flow demand ranging from 3,000 gpm to 4,000 gpm based on the City Fire Prevention's review of various pre-application submittals. A

developer's extension of the section of 12-inch water main in Sunset Blvd NE/SR 900 will be required to be a looped water system because the estimated fire flow demand for the proposed development on Site H and on Site I is above 2,500 gpm.

The location of the new water main in SR 900 west of Harrington, whether it will be installed in the existing roadway pavement or in the future unimproved right-of-way must be carefully evaluated as part of the pre-design/design of the roadway improvements projects, and consider the need to accommodate existing and future public and private utilities, rockery/retaining walls, street trees, etc.

Adequate horizontal separation (5-ft minimum and up to 10-feet) must be provided between the new water main and other utilities, structures, or trees.

Sites plans will be required to show the location of the existing sewer system in order to determine the potential re-use of existing sewer (conditioned on lining the existing sewer mains and manholes) provided the location does not interfere with the ultimate roadway/building alignments.

Where a sewer main exists in the current Harrington Ave NE alignment that will become the new park it will be retained; the City will eliminate manholes where needed and where feasible. The park connection is likely to occur at NE 10th St, or at the west end, where new private development may be able to shorten the existing sewer to keep it within the roadway. Where the section of Glenwood Avenue NE reconnects with Harrington Avenue NE the sewer main will need to be rerouted.

Approved plans indicate the Library will connect to the existing sewer in NE 10th Street.

Drainage: This topic will be reviewed with detailed Site Plan Review for each phase.

The regional stormwater facility will be constructed in advance of the future park. The estimated time for the stormwater facility completion is June 30, 2015. The regional stormwater facility in Sunset Park will address flow control for Sunset Blvd NE/SR 900 roadway water quality treatment. Onsite developments would provide for their own water quality treatment. The regional facility in the Park is designed for SR 900 and is not designed to receive any stormwater from the Master Plan area, and per the grant funding, this site cannot be used for mitigation.

Transportation: A loop road would occur along Sunset Lane NE and would encircle the proposed park. Along the library and mixed-use building space, the lane could be specially paved and serve as a plaza for special events. The width of this roadway is 49 feet. Each phase will be responsible for the frontage improvements pursuant to RMC 4-6-060. The City is considering a SAD/LID for the improvement of the Sunset Lane NE loop depending on the timing of funding and construction for each individual phase.

The Sunset Area "green connections" would be implemented per the Sunset Area Surface Water Master Plan such as on Harrington Avenue NE that traverses the Master Plan site. The City is considering street reclassifications and two new street sections for roads that have 60-foot rights of way presently (Exhibit 12): Green Collector and Neighborhood Collector. The 60 foot right of way is consistent with the "Green Connections" cross section in the Sunset Area Surface Water Master Plan (Exhibit 14). However, the Green Connections can only be implemented in some locations and therefore a 60 foot cross-section for a Neighborhood Collector is also proposed.

Traffic impact fees for the individual phases will be reviewed at the time of detailed Site Plan Review for each phase would be based on square footage of the building (not including parking garage) and the number of residential units. Fees will be assessed at the time of building permit application.

Schools: This topic will be reviewed with detailed Site Plan Review for each phase.

I. PHASING: The redevelopment of the study area and broader neighborhood is anticipated to occur over a number of years. The Master Plan sites will generally be phased over a 10 year period in approximately 5 phases. Most immediately, the City is intending to consider a Master Plan per RMC 4-9-200. For each

Master Plan site, a number of currently proposed and future permits are also anticipated.

Other permits and approvals would follow such as lot line adjustments, right of way dedications and easements, phased / detailed site plans and associated design modifications where appropriate. Last, building and construction permits would be sought.

			Phasing
RHA Sunset Terrace- Sunset Area Replacement and Affordable Housing Units			
A	Glennwood Townhomes	1141-47 Glennwood Ave NE	Completed
B	Kirkland Avenue Townhomes	1508-22 Kirkland Ave	Phase 1
C	Edmonds Apartments	Edmonds Ave NE Site	Phase 5
D	Sunset Terrace Apartments	Sunset Terrace Lot 5	Phase 4
E	Sunset Park West Townhomes	Node Lots	Phase 5
F	Sunset Court Townhomes	1104 Harrington Ave NE	
G	Sunset Park East (Piha) Townhomes and Apartments	NE 10th Site	Phase 5
Other Sunset Terrace Public and Private Projects			
H	Sunset Terrace Dev. Building A	Sunset Terrace Lot 9	Phase 1
I	Sunset Terrace Dev. Building B	Sunset Terrace Lots 7/8	Phase 2
J	Sunset Terrace Dev. Building C	Sunset Terrace Lots 6/7	Phase 3
K	Renton Highlands Library	Sunset Terrace Lot 10	Phase 1
L	Regional Stormwater Facility	Sunset Terrace Lot 12	Phase 2
M	Sunset Park	Sunset Terrace Lot 12	Phase 4
N	Sunset Lane Loop Improvements	Sunset Lane NE	Extended with Utilities
O	NE 10th Street Extension, Improvements	2800-2900 NE 10th St	Extended with Utilities
X	Library Site	2902 NE 12TH ST	Phase 5

21. The proposal requires a Conditional Use Permit in order to exceed the height limits established in RMC 4-2-120A. The following table contains project elements intended to comply with Conditional Use Permit decision criteria, as outlined in RMC 4-9-030.D.

CONDITIONAL USE PERMIT CRITERIA:

a. CONSISTENCY WITH PLANS AND REGULATIONS: *Requests for exceeding the building height limits are consistent with the Sunset Terrace Redevelopment Plan. When the proposed height is considered in the context of the entire redevelopment plan area, the average height proposed for development is well below 60-feet. The additional height allows for the achievement of the proposed units and reflects the greater size of the park and redistribution of units to maximize the park site. Sunset Terrace has been identified as an area where it is desirable to develop residential uses to a density greater than currently exists. Additionally, see discussion under Finding 21.a-d.*

b. APPROPRIATE LOCATION: *The Master Site Plan would introduce building heights of 5-6 stories along Sunset Blvd NE and along the south portion of the Sunset Lane NE loop, which would exceed the current maximum height allowed by zoning (Exhibit 15). This would increase the visual prominence of development in the Sunset Terrace Redevelopment Area of the FEIS, particularly given the location of future buildings on Sites H, I, and J along Sunset Blvd NE, which is a high-traffic street; Site D would have heights greater than existing development to the west.*

The proposed park space would provide a substantial amenity to area residents and reduce the overall visual impression of height and bulk from viewers located further northward of the loop road. For park users, who would be closer to the proposed buildings, increased height could create a perception for park users of being surrounded by buildings looming over them, depending on design treatments.

There would be increased height and bulk from the perspective of pedestrians on Sunset Blvd NE. Thus small adjustments to reduce height and bulk related to the increased height and intensity of the structures would reduce impacts. Current city design standards address building modulation and roofline

variation and are recommended for application in the NEPA Reevaluation/SEPA Addendum (Exhibit 2).

Increased height at the southern end of the Redevelopment Area would have the potential to slightly increase the length of shadows cast on the interior park to the north. However, reconfiguration of the park to increase its size as part of the updated Master Site Plan process would ameliorate this to some degree, and the application of design standards would further reduce shading impacts from increased building heights.

The "rim" of the Sunset Terrace Redevelopment area is particularly well suited to the greater density/height proposed as it is immediately adjacent to Sunset Blvd NE, a major arterial and state highway capable of accommodating the traffic generated by the proposed project. See also the transportation analysis in the NEPA Reevaluation and SEPA Addendum which indicated relatively little difference among the Master Plan and previously reviewed alternatives in terms of traffic (Exhibit 2).

The proposed development would be among the taller developments in the vicinity until such time as other properties will be redeveloped to meet the more intensive vision of the CV zone. The proposed project is compatible with the scale and character of the existing and planned neighborhood.

c. EFFECT ON ADJACENT PROPERTIES: *See comments above.*

d. COMPATIBILITY: *See comments above.*

e. PARKING: *See Parking discussion under Findings Section 20.b*

f. TRAFFIC: *See Access discussion under Findings Section 20.g*

g. NOISE, LIGHT, AND GLARE: *It is anticipated that the most significant noise impacts would occur during the construction. Exterior onsite lighting, including security lighting, would be regulated by code. Compliance with this code (RMC 4-4-075) ensures that all building lights are directed onto the building or the ground and cannot trespass beyond the property lines and will be reviewed with detailed Site Plan Review for each phase.*

h. LANDSCAPING: *See Landscaping discussion under Findings Section 20.b.*

I. CONCLUSIONS:

1. The proposal complies with the Master Site Plan Review Criteria if all conditions of approval are met.
2. The proposal complies with the Conditional Use Permit Review Criteria if all conditions of approval are met.
3. The proposal is compliant and consistent with City of Renton plans, policies, regulations and approvals.
4. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.
5. The proposed Master Site Plan is anticipated to be compatible with existing and future surrounding uses as permitted in the R-14 and CV zoning classifications.
6. The scale, height and bulk of the proposed buildings are appropriate for the site.
7. Safe and efficient access and circulation can be provided for all users.
8. The proposed public park serves as distinctive project focal points and provides adequate area for passive and active recreation by the users of the Master Site Plan.
9. There are adequate public services and facilities to accommodate the proposed use.
10. The proposed location is suited for the proposed use.

11. Adequate parking for the proposed can be provided.
12. The proposed use would not result in a substantial or undue adverse effect on adjacent properties.
13. The proposed development would not generate any long term harmful or unhealthy conditions. Potential noise, light and glare impacts from the proposed use have been evaluated and mitigated if all conditions of approval are complied with.

J. RECOMMENDATIONS:

Staff recommends approval of the Master Site Plan and Conditional Use Permit Renton Sunset Redevelopment Master Site Plan, File No. LUA14-001475, SA-M, CU-P as depicted in Exhibit 3, subject to the following conditions:

1. A Development/Density Transfer Agreement shall be executed by the City and Colpitts prior to detailed Site Plan Review approval for any phase of development which intends to utilize unused residential density from the proposed park acreage.
2. All phases included in the Master Site Plan shall comply with the Sunset Area Street Classification Map, also known as Exhibit 12. Conceptual frontage improvements shall be required to be submitted at the time of Site Plan Review for each phase and are subject to approval by the Current Planning Project Manager and Plan Reviewer.

EXPIRATION: The Master Site Plan Review decision is recommended to expire ten (10) years from the date of decision.

REEVALUATION / ADDENDU

Entire Document
Available Upon Request

Renton Sunset Terrace Redevelopment | December 2014

Prepared By: BERK Consulting in association with CH2MHill, Mithun, and Weinman Consulting LLC

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EXHIBIT 2

Sunset Terrace Master Site Plan

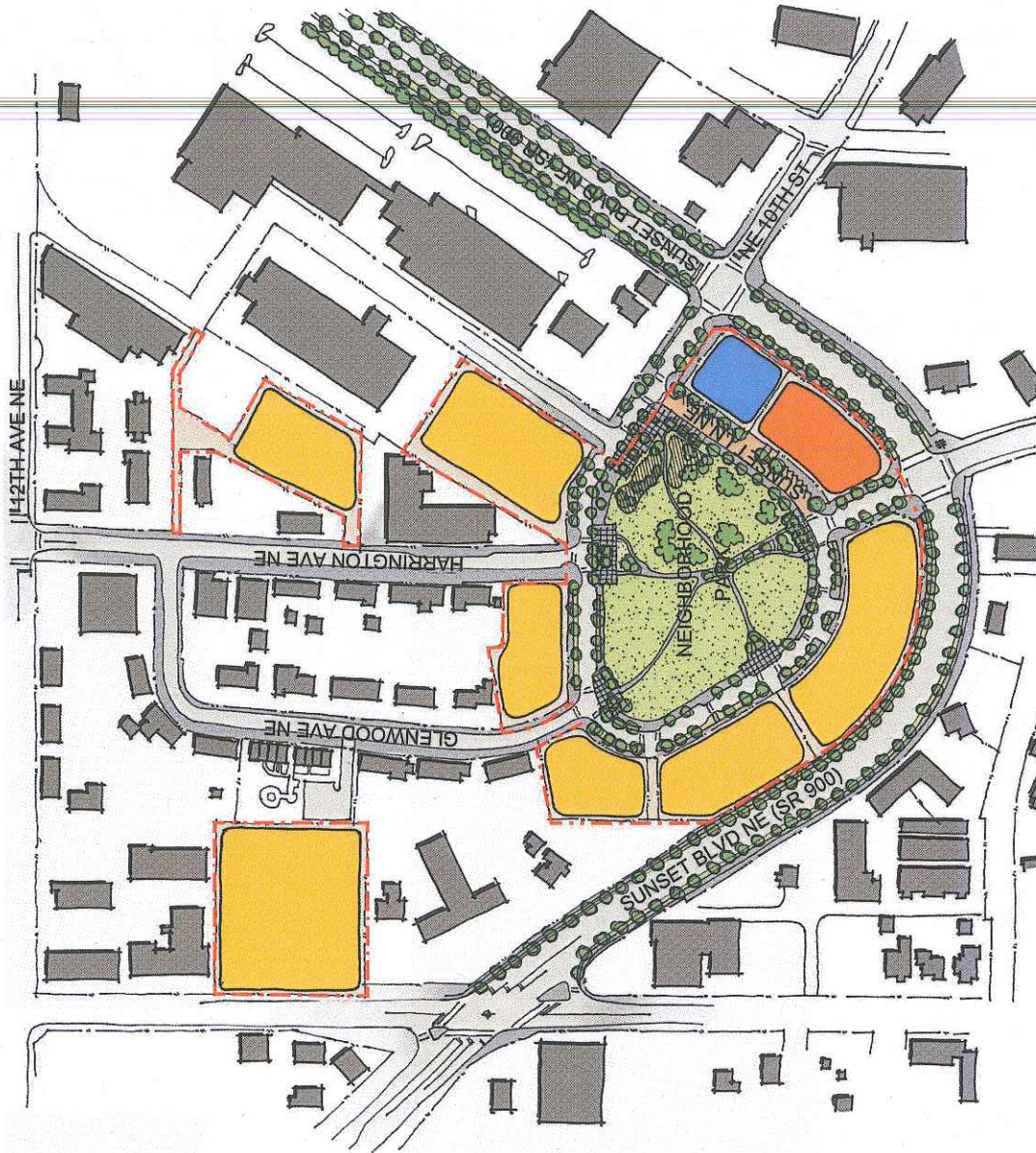
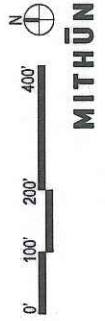


EXHIBIT 3

- KEY**
- RESIDENTIAL
 - MIXED-USE
 - COMMUNITY
 - SITE AREA



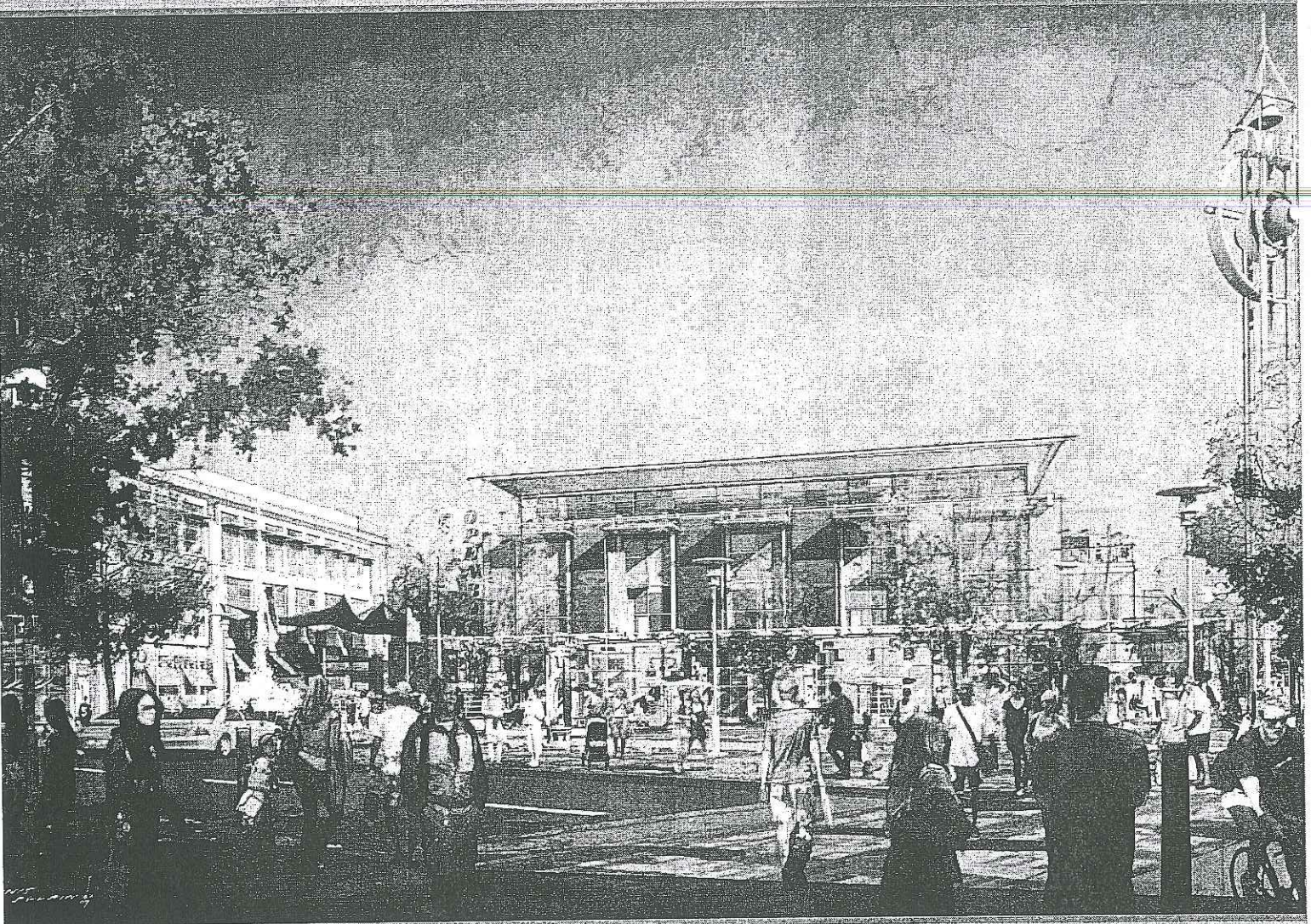
DECEMBER 04, 2014

RENTON SUNSET AREA MSP

Entire Document
Available Upon Request

SUNSET AREA COMMUNITY PLANNED ACTION

FINAL NEPA/SEPA ENVIRONMENTAL IMPACT STATEMENT - VOLUME 1 - APRIL 2011



Issued by
City of Renton
Department of Planning
and Community Development

EXHIBIT 4

RENTON. AHEAD OF THE CURVE.

City of
Renton

Community & Economic Development



Record of Decision Sunset Area Community Planned Action EIS

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Introduction

The Council on Environmental Quality (CEQ) directs the implementation of the National Environmental Policy Act (NEPA). CEQ rules require agencies to prepare a Record of Decision (ROD) after preparing an environmental impact statement (EIS) (Title 40 of the Code of the Federal Register part 1505.2). The purpose of a ROD is to explain why the agency has taken a particular course of action. A ROD must include the following elements:

- An explanation of decision on a proposed action;
- Factors considered in making a decision;
- Alternatives considered and the environmentally preferred alternative;
- Adopted mitigation measures or reasons why mitigation measures were not adopted; and
- A monitoring and enforcement program for adopted mitigation measures.

This ROD addresses the redevelopment of the Sunset Terrace public housing community and its relationship to neighborhood growth and revitalization. Growth in the broader planning study area is not part of the proposal addressed in the ROD, and could occur independent of the Sunset Terrace proposal.

Background

The City of Renton (City) is the Responsible Entity and lead agency for NEPA purposes. In accordance with specific statutory authority and the U.S. Department of Housing and Urban Development's (HUD's) regulations at 24 Code of Federal Regulations (CFR) part 58, the City is authorized to assume responsibility for environmental review, decision-making, and action that would otherwise apply to HUD under NEPA. Additionally, the City is the proponent of the broader Planned Action for the Sunset area which has had environmental review under Washington State Environmental Policy Act (SEPA) (Revised Code of Washington [RCW] 43.21C).

SUNSET AREA SURFACE WATER MASTER PLAN

APRIL 2011



EXHIBIT 6

City of
Renton

Community and Economic Development Department
Public Works - Surface Water Utility Department



Attachment C. Sunset Area Selected Alternatives EIS Mitigation Measures

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Sunset Area Community Planned Action

Traffic Analysis Results – May 2014 Redevelopment Master Site Plan Alternative

INTRODUCTION

This memorandum provides traffic analysis results for the May 2014 Redevelopment Master Site Plan Alternative, or Reevaluation Alternative, of the Sunset Area Community Planned Action, and compares these results with operations for Alternative 3 and the Preferred Alternative as documented in the Final NEPA/SEPA EIS.

Compared to Alternative 3, the Reevaluation Alternative includes a maximum of 90 additional units in the Potential Sunset Terrace Redevelopment Subarea. These 90 additional units are shifted out of the North, South, and Sunset Mixed Use areas of the Planned Action study area. This analysis focuses on the intersection operations expected as a result of this shift.

TRIP GENERATION AND DISTRIBUTION

Trips generated by Alternative 3 and the Preferred Alternative in the Planned Action study area were estimated using the City's version of the PSRC regional travel forecasting model with applied future-year proposed land uses. The Alternative 3 traffic volumes, as analyzed in the Final NEPA/SEPA EIS, were used as a base to develop the Reevaluation Alternative volumes.

Trips generated by the 90 additional units were removed from the North, South, and Sunset Mixed Use areas, and re-routed to the Potential Sunset Terrace Redevelopment. Assuming the 90 shifted housing units consist of medium to high density low-rise apartment dwellings, approximately 61 trips¹ would be generated during the weekday PM peak hour. (Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, Institute of Transportation Engineers.)

Approximately half of the units (47 units) would be shifted from the North subarea, 37 percent (33 units) would be shifted from the South subarea, and the remaining 11 percent (10 units) would come from the northeast end of the Sunset Mixed Use subarea.

TRAFFIC ANALYSIS RESULTS

Traffic analysis results were calculated for the PM peak hour for the years 2015 and 2030. In general, future traffic patterns in the Reevaluation Alternative would differ slightly from both the Preferred Alternative and Alternative 3.

¹ These would be new trips to the Potential Sunset Terrace Redevelopment area, but shifted from other areas of the Planned Action neighborhood.



ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	December 8, 2014
Project Name:	Renton Sunset Terrace Redevelopment Reevaluation and Addendum
Owner/Applicant:	City of Renton; Renton Housing Authority; Sunset Terrace Development LLC
File Number:	LUA 14-001475, ECF, SA-M
Project Manager:	Rocale Timmons, Senior Planner
Project Summary:	<p>The City of Renton, along with the Renton Housing Authority (RHA), King County Library System, Colipitts Development, and community partners, is redeveloping the Sunset Terrace public housing community, an approximately 15.28-acre site within the larger Sunset Area Community Neighborhood in northeast Renton. Redevelopment of this area envisions Sunset Terrace as a mixed-use, mixed-income community anchored by a new public library and a new park. Mixed-use sites will have both market rate and affordable rental housing in multi-story, multi-family townhomes and apartments, along with commercial and retail space. Proposed residential land includes apartments and attached townhomes that are generally between two and four stories in height, extending to five and six stories along SR 900, which will provide 722 total dwelling units. Proposed commercial space would equal between 19,500-59,000 square feet, with 15,000 square feet consisting of a newly relocated Renton Highlands Library (this use has already been permitted and is under construction), and the rest consisting of retail or office space depending on market needs.</p>
Project Location:	<p>Located in northeast Renton, the Sunset Terrace community is generally bounded by Sunset Blvd NE on the south that forms a "U-shaped" border, Glenwood Avenue NE and NE 10th Street on the north; Harrington Avenue NE bisects the area.</p>
Site Area:	Approx. 15.28 ac
STAFF RECOMMENDATION:	Issue the ROD Reevaluation and Addendum and Adopt Existing Environmental Document

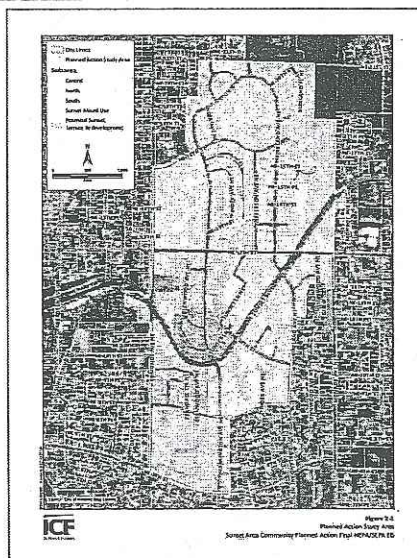


EXHIBIT 9

Project Location Map

CITY OF RENTON
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION
AFFIDAVIT OF SERVICE BY MAILING

On the 12th day of December , 2014, I deposited in the mails of the United States, a sealed envelope containing **SEPA Determination and Addendum** documents. This information was sent to:

Name	Representing
Agencies	See Attached

(Signature of Sender): _____

STATE OF WASHINGTON)

) SS

COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Sabrina Mirante** signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 12, 2014

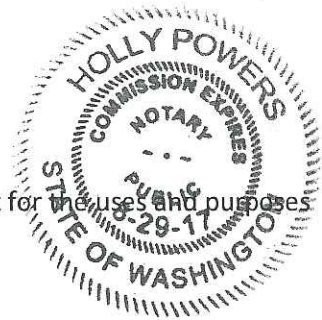
Holly Powers
Notary Public in and for the State of Washington

Notary (Print):

Holly Powers

My appointment expires:

August 29, 2017



Project Name: Sunset Terrace Redevelopment Master Site Plan

Project Number: LUA14-001475, SM

EXHIBIT 11

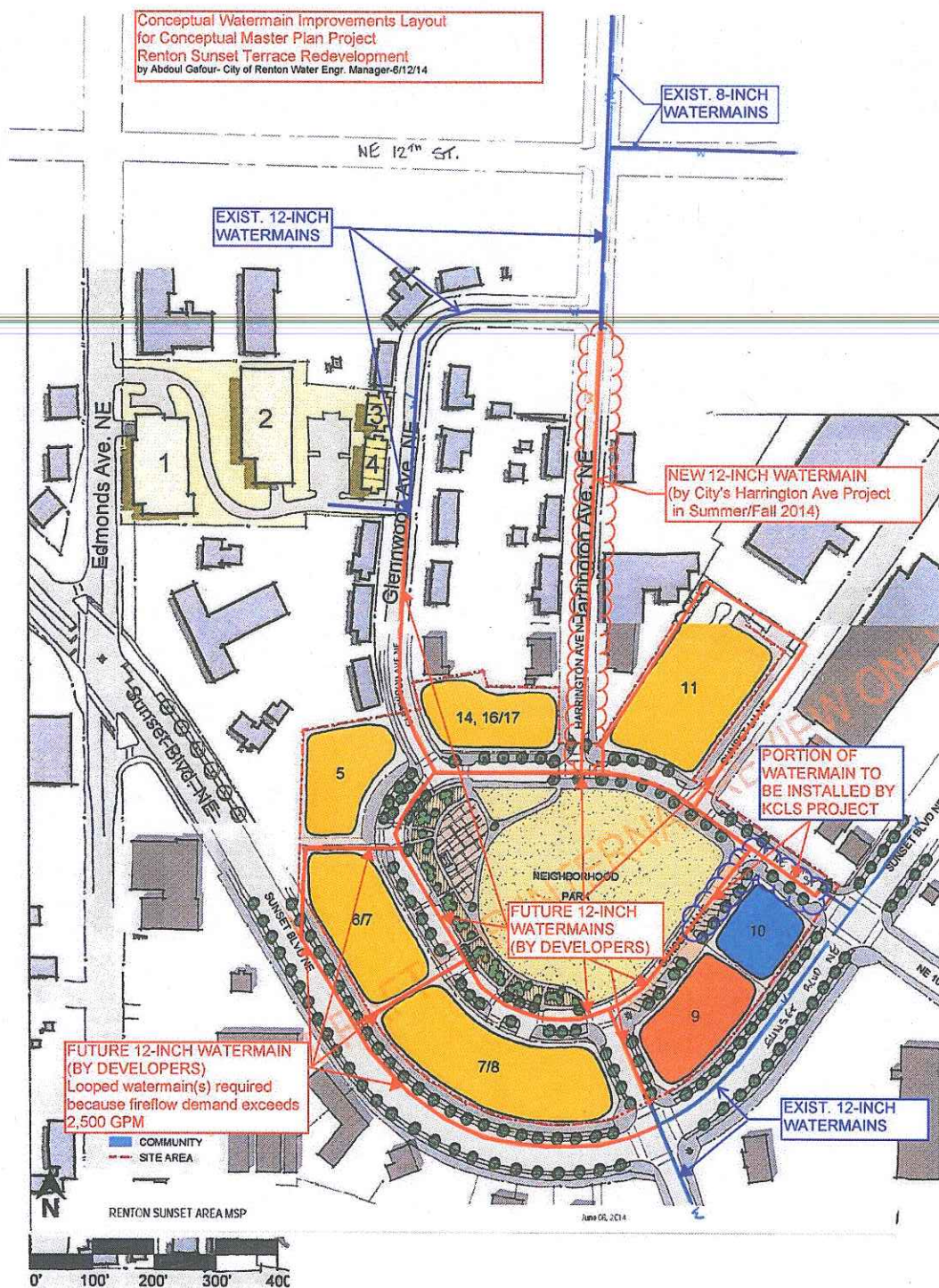


EXHIBIT 13

SUNSET AREA SURFACE WATER MASTER PLAN

APRIL 2011

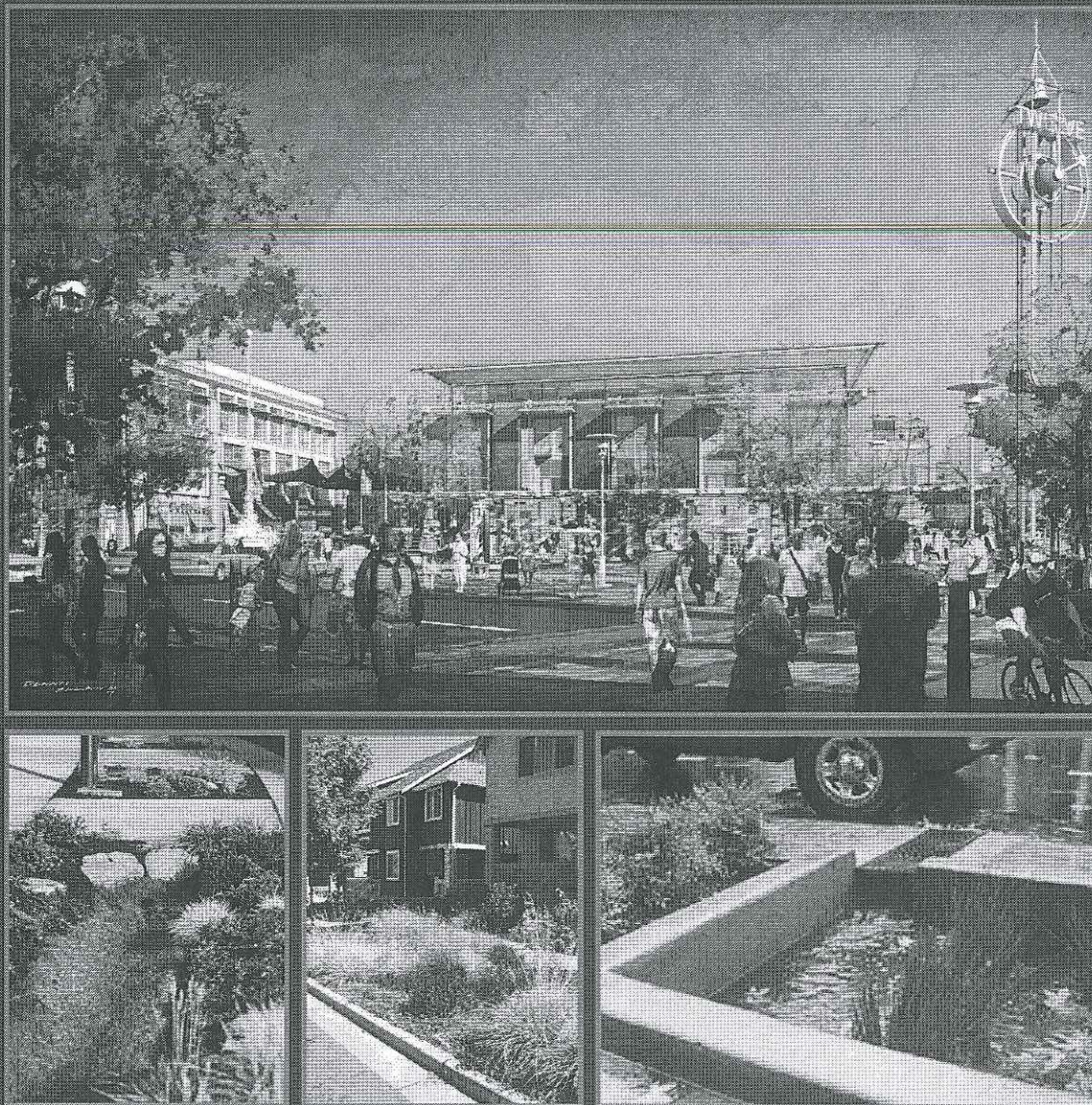


EXHIBIT 14

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City of
Renton



Community and Economic Development Department
Public Works - Surface Water Utility Department

Sunset Terrace Potential Building Envelope Study

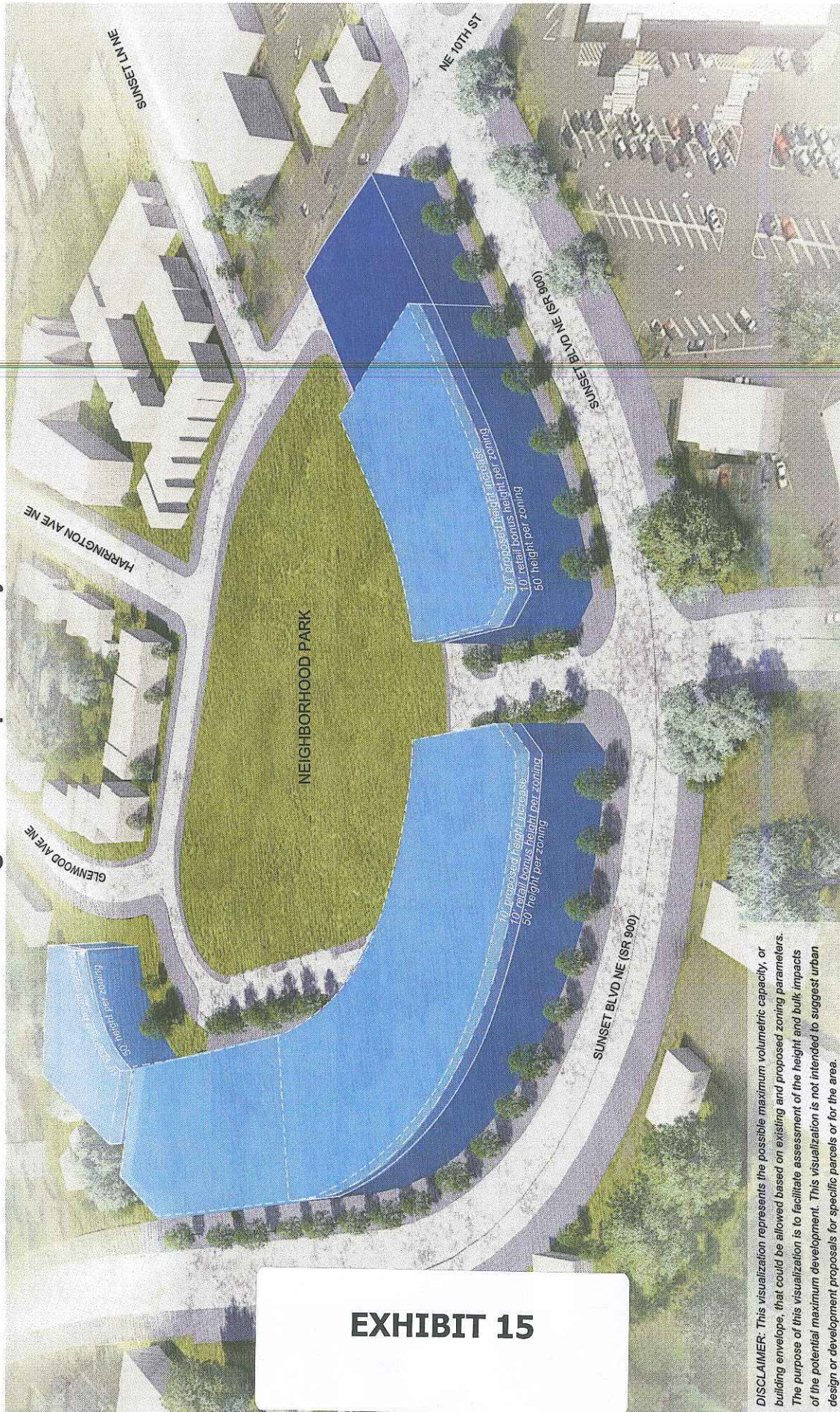


EXHIBIT 15

DISCLAIMER: This visualization represents the possible maximum volumetric capacity, or building envelope, that could be allowed based on existing and proposed zoning parameters. The purpose of this visualization is to facilitate assessment of the height and bulk impacts of the potential maximum development. This visualization is not intended to suggest urban design or development proposals for specific parcels or for the area.